


Woody Creek Townhome Association Newsletter September 2018

	President	Jon Risbon	720-544-3417
	Vice President	Joan Gallagher	303-421-9975
	Secretary	Griffin Korosec	720-224-5380
	Treasurer	Brenna Krier	303-437-5593
	Member-at-large	Lance Clausen	303-513-0202
	Website:		
P.O. Box 27, Arvada, CO 80001			<u>The mailbox on the east side of the mail shed is for correspondence.</u>

Water Leakage: Owners and Renters of the units belonging to 5210 are being asked to check the home inside and outside. This can include the toilet; hoses for: icemaker, washer, dishwasher; hot water heaters; showers; sinks; faucets; swamp coolers and outside hoses. The water bill on these units has almost tripled. If a leak is found and fixed PLEASE BRING THE RECEIPT TO THE NEXT MEETING AS IT WILL BE PROVIDED TO THE CITY OF ARVADA and CREDIT GIVEN. If the bill does not change it will set precedence for next Summers Water Bill and the boards budget.

Speed Limit in Complex: It is posted that the **SPEED LIMIT IS 5 MILES PER HOUR! ALL OWNERS, RENTERS, AND GUESTS SHOULD BE FOLLOWING THE 5 MILES PER HOUR!** This is to keep ever one safe that is pulling out of a spot or pulling into a spot, the children that play and the residents that walk.

Parking for Homeowners/Renters: Each Unit has 3 Parking Spaces: 1. The Garage 2. The Space in Front of the Garage and 3. The Space in Front of the Unit. There is not a fourth parking space and should not be made as the room is for the unit next door. If you have more than 3 vehicles you must park along Garrison Street or

53rd.

Brenna Krier: Brenna Krier will be staying on as a board member through September 2018. On October 1st she will be taking over the financial piece of the board only but not as a member. This means that she will no longer be taking calls, requests for status letters and any treasurer questions. All of the above must be directed to the four remaining members: Jon Risbon, Joan Gallagher, Lance Clausen and Griffin Korosec.

Fifth Member of the Board: There is still a position on the board that needs to be replaced. The board is asking that any homeowner with dues up to date, please come to the meeting and see what it takes. Remember as a board member one will not pay dues but will receive a 1099 for tax purposes.

Maintenance: The board would like to advise that due to budgetary restraints that tree and bush trimming will be done on an as needed basis. Concrete and asphalt will be patched and or sealed on as needed basis as well. The Fall Walk Around will be done to see what must be taken care of. Gutters will be cleaned after most of the leaves are done falling.

HOA Dues: Did you know that you can set up a bill pay through your bank to pay the dues each month? If done the bank will send the HOA the dues in check form so that it is never missed. Please talk to your bank if this is a better way.

DOG POOP: PLEASE PICK UP AFTER YOUR ANIMAL AS THERE IS NO POOP FAIRY!

Woody Creek Townhome Information:

As a homeowner or renter and are unsure of what is covered by the HOA please go to our website at: www.woodycreektownhome.com
On this site you will see tabs on the left hand side advising you

where to go. Under Insurance there is a Matrix that shows what the HOA cover and what the homeowners cover for several issues that may occur.

The website also provides: paint colors for garage door and home door with codes, bylaws and covenants, insurance, all minutes of meeting, newsletters, contact information, etc.

Issues with Dumpster Areas:

Large Items including beds, box springs, sofas, Television's, dressers, carpet, chairs, shelves, washers, dryers, dishwashers, bean bags, vacuums, or any large household/garage item... DOES NOT AND SHOULD NOT BE THROWN IN THE DUMPSTER AREAS. THIS BLOCKS OWNERS, RENTERS AND THE GARBAGE TRUCK FROM GETTING IN! IT CAN POSE A HEALTH RISK! IT MAKES OUR HOMES LOOK TRASHY!

- If the dumpsters are full in both areas wait to throw it away until the next pick up. Pick up is Monday, Wednesday and Fridays.
- Items can also be recycled at Rooney Road Recycling Center on Wednesdays and Saturdays 8am to 2pm at 151 S. Rooney Road Golden, CO or Sustainability CENTRAL ARVADA : H2R CENTER 6240 W 54th Ave Arvada, CO 80002

HOA Dues: Please remember dues are \$159.00 and are due at the first of the month. Dues MUST be mailed to PO Box 27, Arvada, CO 80001. Thank you.

The Meeting Monthly will be held October 24, 2018 at 5:45pm at 5270 Garrison Street #5. All are welcome to join!

